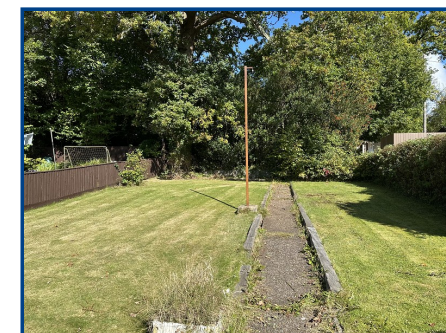


For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.



Gyrnosfa lower cwmtrwrch swansea.

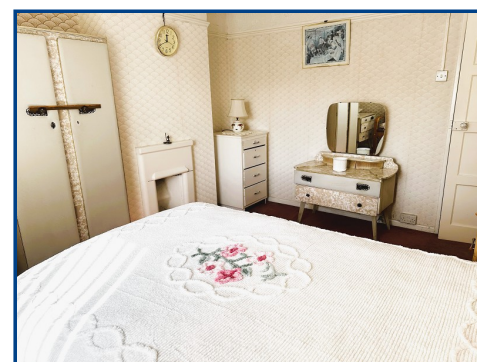
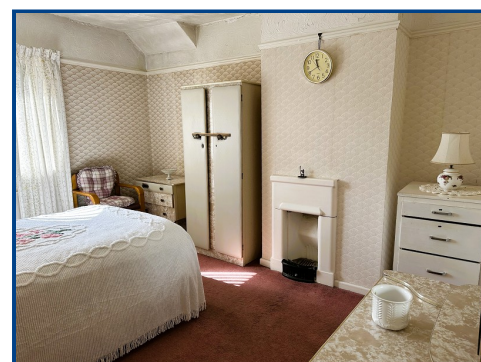
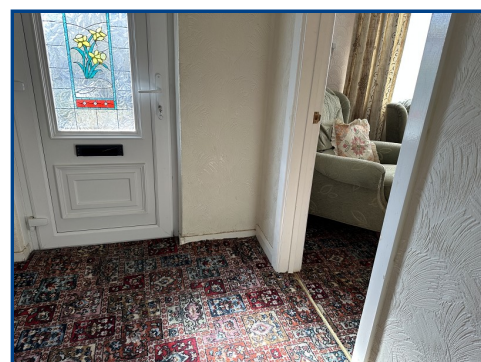
Price **£170,000**



- SPACIOUS PROPERTY
- 4 BEDROOMS
- 2 RECEPTION ROOMS & KITCHEN
- GOOD CONDITION
- IN NEED OF UPDATING
- POPULAR LOCATION

General Description

A rare opportunity to purchase a 4 bedroom property in this popular area. A well loved family home that now needs some updating. With hallway, 2 reception rooms, kitchen and bathroom to ground floor and 4 bedrooms and WC to first floor. Well maintained gardens with low maintenance stones to the front and rear laid mainly to lawn. 3 outbuilding include a WC.



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

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Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

Web: **www.ctf-uk.com**

Gyrnosfa, lower cwmtwrch, swansea.

Property Description

A rare opportunity to purchase a 4 bedroom property in this popular area. A well loved family home that now needs some updating. With hallway, 2 reception rooms, kitchen and bathroom to ground floor and 4 bedrooms and WC to first floor. Well maintained gardens with low maintenance stones to the front and rear laid mainly to lawn. 3 outbuilding include a WC. To the rear of the property is a lovely woodland pathway and Coronation Park which is popular with dog walkers is a short stroll away. The local area benefits from a Health Centre and a chemist whilst the many amenities of Ystradgynlais Town Centre is less than a mile away. 2 Primary Schools and a secondary school with an attached leisure centre and indoor pool and are within a 2 mile radius this making the property ideal for families.. Good road links via the A4067 to the M4 Corridor and Bannau Brycheiniog National Park.

Hall (11' 11" Max x 6' 2" Max) or (3.63m Max x 1.89m Max)

Enter via front door into hallway with stairs to first floor and window to side.

Lounge (13' 5" x 13' 8") or (4.08m x 4.16m)

With window to front & feature fireplace with gas fire and back boiler.

Dining Room (11' 4" x 9' 0") or (3.45m x 2.75m)

With window to rear. Currently used as second sitting room.

Kitchen (13' 7" Max x 13' 10" Max) or (4.15m Max x 4.21m Max)

Fitted with a range of wall & base units to include breakfast bar. Window and exit door to rear and window to side. Fitted storage cupboard. Respertex to walls and wood effect lamintate flooring.

Bathroom (7' 0" x 5' 9") or (2.14m x 1.75m)

Fitted with a coloured bath and wash hand basin. Storage cupboard. Partly tiled and part respertex to walls and vinyl flooring.

Landing (17' 3" x 2' 10") or (5.25m x 0.86m)

With window to side and access to all first floor rooms.

Bedroom 1 (12' 7" x 12' 3") or (3.84m x 3.73m)

With window to front, feature fireplace and storage cupboard.

Bedroom 2 (9' 10" x 12' 8") or (3.00m x 3.86m)

With window to rear and 2 fitted cupboards one housing the hot water tank.

Bedroom 3 (11' 2" x 9' 6") or (3.40m x 2.90m)

With window to front and storage cupboard.

Bedroom 4 (8' 4" x 6' 8") or (2.53m x 2.04m)

With window to rear and storage cupobard.

W.C. (4' 8" x 2' 9") or (1.42m x 0.85m)

With window to side.

External

To Front

Low maintenance garden laid mostly to golden stones.

Pathway to front door and to side with wooden door to rear outbuildings and garden.

Outbuildings

3 outbuildings one of which is a WC

Rear Garden

Laid mostly to lawn with mature shrubs and trees.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

